





Prague 7, Holešovice, Komunardů

Service price	162 CZK monthly per m ²
Available area	108 m ²
Cellar	-
Parking	-
PENB	C
Reference number	102017

Exclusive office space for lease on the 1st floor of a new apartment building designed by architect Stanislav Fiala located in the former industrial environment of the Holešovice district. This architecturally interesting building will excite many design and art lovers. The space is suitable as a showroom with a standout feature—an asymmetrical staircase through a glass facade that continues into the courtyard. Above-standard ceiling height of 3.9 m.

Location:

Very good transport accessibility—the Dělnická and U Průhonu tram stops are situated directly in front of the building. Complete civic amenities—groceries, bakeries, bistros, cafes, restaurants, pharmacies, doctor's offices, as well as an art gallery, library, multicultural center, fitness center, kindergartens, primary schools and a high school—are all nearby. A golf driving range is a short walk from the building and the popular bike path along the Vltava River is also close-by.

Features and Services:

- Air-Conditioning
- Above-standard ceiling height: 3.9 m
- Integrated audio system
- Sound system
- Lighting
- Video doorman
- Alarm
- Camera system
- Cabling
- Nadstandard double floors Origineel Chapel Parket
- Large-format facade windows
- Possibility of using existing equipment
- Sanitary facilities, kitchenette
- Reception

Office cleaning, use of the copier and Wi-Fi network are services provided by external suppliers for **3,850 CZK month**.

Rental and service charges are listed without VAT. Lessee pays no commission.



